

FILED  
GREENVILLE CO. S. C.  
MAY 11 12 18 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

Mail to: VCC 1466-116  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

# MORTGAGE

THIS MORTGAGE is made this 10th day of May, 1979, between the Mortgagor, James W. Mahon (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

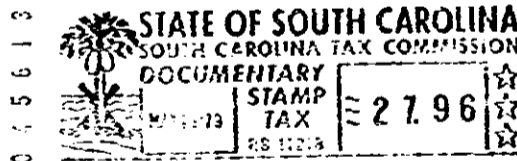
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Nine Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, designated as Lot No. 53, on a plat of Section III of Belle Terre Acres, prepared by Piedmont Surveyors, on April 20, 1978, recorded in the R. M. C. Office for Greenville County in Plat Book 6H, Page 44, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint corner of Lots No. 52 and 53 on the South side of El-Je-Ma Forest, and running thence S. 31-35 W. 246.7 feet to an iron pin on a county road; thence along said county road, N. 38-42 W. 183.6 feet to an iron pin; thence along the line of Lot 54, N. 43-49 E. 215.6 feet to an iron pin on El-Je-Ma Forest; thence S. 44-49 E. 107.1 feet to an iron pin; thence continuing along said road, S. 55-39 E. 22.9 feet to an iron pin, the point of beginning.

THIS being a portion of the property conveyed to the mortgagor herein by a certain deed of the Estate of J. E. Gosnell on September 15, 1960, and thereafter filed on the same date in the R. M. C. Office for Greenville County in Deed Book 659, at Page 19.



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which has the address of Lot No 53, Eljema Forest, Route 6, Piedmont (Street) (City) South Carolina 29673 (State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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